

City of Wichita, Kansas
Americans with Disabilities Act Transition Plan
Boston Park/Community Center

6655 East Zimmerly

July 2005



Prepared by

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

Legend: Blue font identifies hyperlinked documents – Red font indicates recommended changes to structures or policies

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City of Wichita – ADA/504 Transition Plan – Boston Park/Community Center - July 2005

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Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
5. Exterior Pedestrian Paths	A 1-inch abrupt change in level exists on the path of travel leading to the tennis courts and at the tennis court entrance.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the path to the tennis courts so that no abrupt changes in level exist beyond ¼-inch.	L M	H	M	7 6 7 7	\$300	ADAAG			
6. Exterior Pedestrian Paths	A 1-inch abrupt change in level exists on the path of travel leading to the Bath House.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the path so that no abrupt changes in level exist beyond ¼-inch.	L M	H	M	5 3	\$150	ADAAG			
7. Exterior Pedestrian Paths	A 1-inch abrupt change in level exists on the path of travel leading from the men's and women's restrooms to the pool area.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the paths so that no abrupt changes in level exist beyond ¼-inch.	L M	H	M	6 5	\$150	ADAAG			
8. Exterior Pedestrian Paths	A 6-inch abrupt rise exists on the path of travel leading to the kiddie pool.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the paths so that no abrupt changes in level exist beyond ¼-inch.	L M	H	M	7 0 7 1	\$300	ADAAG			
9. Exterior Pedestrian Paths	The curb ramp, leading from accessible parking space in the northwest lot, protrudes into the access aisle, has a steep running slope, and has an abrupt drop-off on one side.	4.7	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 30% slope. The running slopes of curb ramps are required to be no steeper than 1:12 (8.33%). The running slope of the existing curb ramp measures over 9.8%. Modify the existing curb ramp to comply with ADAAG specifications by removing it from the access aisle and creating a sidewalk cut.	H ® M	H	M	7 8 7 9	\$800	See Building Block 5 – Curb Ramps for additional ADAAG specifications.			

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10. Exterior Pedestrian Paths	A 1-inch abrupt change in level exists on the path of travel leading to men's and women's free standing restrooms.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the paths so that no abrupt changes in level exist beyond ¼-inch.	L M	H	M	8 2	\$300	ADAAG			
11. Exterior Pedestrian Paths	A 1-inch abrupt change in level exists on the path of travel leading concrete covered picnic area due to broken concrete.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the path so that no abrupt changes in level exist beyond ¼-inch.	L M	H	M	9 3	\$100	ADAAG			
12. Exterior Pedestrian Paths	A steep running slope exists on the path of travel leading to the concrete covered picnic area; the route does not provide handrails on each side and a steep cross slope exist on the route.	4.8	The slope of the existing ramp is steeper than ADAAG's maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. The cross slope on the existing ramp measures over 4%. Modify the path of travel leading to the picnic area to comply with ADAAG specifications or create another covered picnic area, which is located on a fully accessible path of travel.	M ®	H	M	9 0 9 1 9 2	\$1,500	Ramp Detail			
13. Community Center – General Interior	The drinking fountain, located near the main entrance, does not provide a hi-lo fountain.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	H	M	1 3	\$25	ADA TAM 3 – P 34			

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22.Community Center - Restrooms	The accessible toilet stalls in the men’s and women’s restrooms are too narrow, measuring 41-inches wide.	4.23	The existing configuration of the accessible stalls does not comply with ADAAG's accessible stall specifications. Modify the existing stalls to comply with ADAAG specifications, if doing so is technically feasible.	M	H	M	20	\$2,000	Restroom Figures – Building Blocks					
23.Community Center - Restrooms	The water closets, in the men’s and women’s accessible toilet stalls, are centered at 19 and 21-inches, respectively.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets in each accessible toilet stall so they are centered at 18-inches.	L	H	M	20 26	\$1,000	Restroom Figures – Building Blocks					
24.Community Center - Restrooms	In the accessible toilet stalls of the men’s and women’s restrooms, a grab bar does not exist at the rear of the water closet.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a), (b), (c), and (d) . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26 . Provide a grab bar in each stall at the rear of the water closet.	M	H	M	20 26	\$300	Restroom Figures – Building Blocks					
25.Community Center – Locker Rooms	The existing benches do not comply with ADAAG specifications.	4.35.4 4.37	A bench complying with 4.37 is required to be provided within locker or dressing rooms. 4.37 specifications include, benches shall be fixed and shall have seats that are 20 inches minimum to 24 inches maximum in depth (see Fig. 47). Benches are also required to have back support that is 42 inches minimum in length and that extends from a point 2 inches maximum above the seat to a point 18 inches minimum above the seat (see Fig. 48). The existing benches are only 15-inches in depth and do not have back support. Provide at least one bench in each locker/dressing room that complies with ADAAG specifications.	L	H	M	37	\$300	New ADAAG ADAAG					

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Location	Identified Issue		Recommended Correction							Finalized Correction		
26.Community Center – Locker Rooms	The hardware on the lockers requires a tight grip and tight pinching to operate.	4.1.3(12)(c)	Where lockers are provided in accessible spaces, at least 5 percent, but not less than one, of each type of locker shall comply with 4.25. Appendix Note. According to ADAAG, controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Ensure that at least 5% of the lockers have appropriate door opening hardware.	H M	H	L	38	\$500	ADAAG			
27. Bath House	The public counter is located too high at 42-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	54	\$200	ADAAG New ADAAG			
28. Bath House – Shower / Restrooms	The men’s and women’s shower/restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	75	\$50	Signage Specifications for Permanent Rooms and Spaces			
29. Bath House – Shower / Restrooms	The hallway, leading to the men’s shower/restroom is too narrow.	4.3.3	According to ADAAG, the minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6), and other points not exceeding 24-inches in length. Ensure the path of travel is at least 36-inches wide, if it is technically feasible to do so.	M H	H	M	56 57	\$2,000	ADAAG			
30. Bath House – Shower / Restrooms	The hardware on the lockers requires a tight grip and tight pinching to operate.	4.1.3(12)(c)	Where lockers are provided in accessible spaces, at least 5 percent, but not less than one, of each type of locker shall comply with 4.25. Appendix Note. According to ADAAG, controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Ensure that at least 5% of the lockers have appropriate door opening hardware.	H	H	L	58	\$500	ADAAG			

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42. Play Equipment	A stable, firm and slip resistant surface does not exist leading to the individual play components and play structure exit points; and does not exist in the use zone around any of the play facilities.	15.6.4.1 (GADAAG FR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The individual and composite play components within this play area are accessible according to the Play Areas – Final Rule. However, Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. The elevated composite play structure does have a rubber accessible surface which leads to it, but no such surface leads from it’s exit points, nor to other ground level play components. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each single play component and exit points of the composite play structure. We also recommend that a rubber surface be provide in the use zones of each different single play component and the elevated composite play structure However, such rubber surface is not technically required by the available accessibility guidance. (Note: A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly.	L	M	M	45474849	\$3,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) : Phase III, December 2004. <i>(not enforceable)</i>			

Boston Park/Community Center - Conceptual Cost Projections

Total	\$41,185
Year One (Very High)	\$12,000
Year Three (High)	\$9,500
Year Five (Medium)	\$10,800
Year Ten (Low)	\$8,885